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estate agents

6 Nether Close

Wingerworth, Chesterfield, S42 6UR

£250,000

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Offered to the open market with NO CHAIN AND IMMEDIATE POSSESSION!!

Internal viewing is highly recommended of this deceptively spacious THREE BEDROOM SEMI DETACHED BUNGALOW which is situated in this ever popular residential cul de sac that is located in Wingerworth, a most desirable location, with a semi rural setting and being extremely well placed for local shops, reputable schooling and amenities in Wingerworth Village. Ideally positioned for major transport links into the Town Centre and on the edge of the Peak District.

Internally the generously proportioned accommodation benefits from gas central heating with a Combi boiler, uPVC double glazing and comprises of front entrance hall, through reception/dining room with feature fireplace, Shaker Oak integrated dining kitchen. Inner hallway which provides access to main double bedroom with a range of fitted bedroom furniture, second double bedroom and third versatile bedroom with built in range of quality fitted wardrobes with inset single bed facility. Superb shower room, fitted by Michael Arthur and comprising of a 3 piece suite.

Front well established garden which is fully stocked with an abundance of plants and shrubs. Side cobble block drive which provides car standing space and leads to wrought iron gates giving access to further cobble driveway which offers further car standing spaces.

Rear detached pitched roof single garage with personal door and garden facing window.

Rear composite decking area with low maintenance rear garden including multi colour stone areas with well established and stocked side borders. Fenced boundaries. Further paved patio area with pergola which is perfect for outside social and family outside entertainment.





Additional Information

CARPETS, CURTAINS AND LIGHT FITTINGS ARE INCLUDED IN THE SALE

Gas Central Heating- British Gas Combi Boiler
uPVC Double Glazed windows.
Gross Internal Floor Area- 87.4 Sq.m/ 940.6Sq.Ft.
Council Tax Band - C
Secondary School Catchment Area - Tupton Hall School

Front Entrance Hall

uPVC front entrance door. Useful storage cupboard

Dining Kitchen

15'5" x 8'7" (4.70m x 2.62m)

Comprising of a range of base and wall Shaker units with complimentary work surfaces over having upstands and inset sink. Integrated oven and microwave, induction hob with splash back and Bosch extractor fan. Space for washing machine with cupboard front. Integrated fridge freezer. There is space for a dining table and chairs. Downlighting and half glazed uPVC door to the side drive which also gives access to the front and rear.

Reception/Dining Room

15'5" x 12'10" (4.70m x 3.91m)

A generous through reception/dining room. Feature fireplace with marble back and hearth with living flame gas-fire. Coving to ceiling.

Inner Hallway

8'3" x 2'9" (2.51m x 0.84m)

Large store cupboard. Access via a retractable ladder to the insulated loft space which also has lighting and power, The Combi boiler is located in the loft.

Store Room

4'8" x 2'8" (1.42m x 0.81m)

A useful store cupboard.

Rear Double Bedroom One

14'9" x 9'9" (4.50m x 2.97m)

A rear facing double main bedroom with a range of partly mirrored fitted wardrobes and dressing table area. Additional wall in cupboards.

Rear Double Bedroom Two

11'9" x 8'8" (3.58m x 2.64m)

A second double bedroom with French doors leading onto the rear gardens.

Single Bedroom Three

7'10 x 8'7 (2.39m x 2.62m)

A third versatile bedroom which has a drop down single bed facility. Range of fitted wardrobes with hanging space, shelving and drawers including a desk area.





Superb Re-Fitted Shower Room 8'7" x 5'1" (2.62m x 1.55m)

Comprising of a quality 3 piece suite fitted by Michael Arthur of Matlock. Includes a panelled shower cubicle with electric shower, low level WC and wall hung wash hand basin set in vanity drawers. Wall mirror fronted vanity cabinet. Laminate flooring.

Detached Brick Single Garage 20'1" x 7'10" (6.12m x 2.39m)

Having uPVC facias & guttering. Rear personal door and garden facing window. Lighting and power.

Outside

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Rear Detached pitched roof single garage.

Rear composite decking area with low maintenance rear garden including multi colour stone areas with well established and stocked side borders. Fenced boundaries. Further paved patio area with pergola which is perfect for outside social and family outside entertainment.

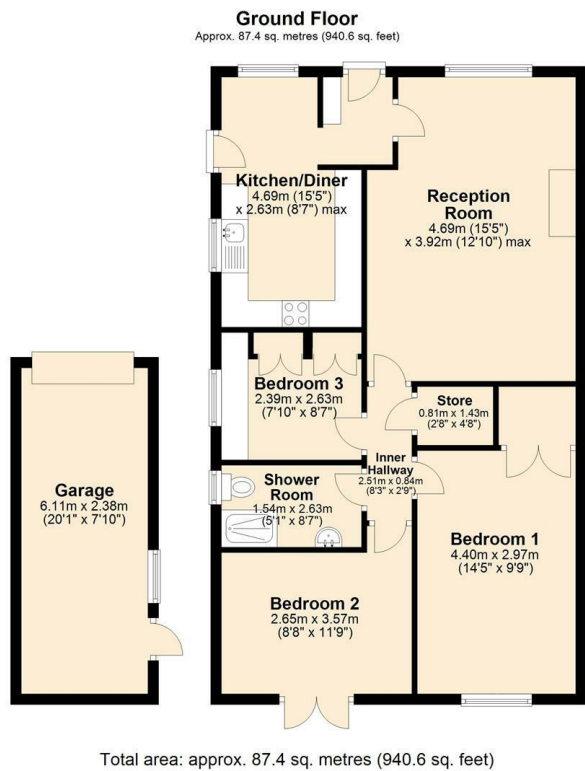


School catchment areas

Whilst the property is understood to be in the catchment area, this is NOT a guarantee of admission and the prospective purchaser must make direct enquiries to Derbyshire County Council to ascertain the availability of places and to ensure satisfaction of their entry criteria.

Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.

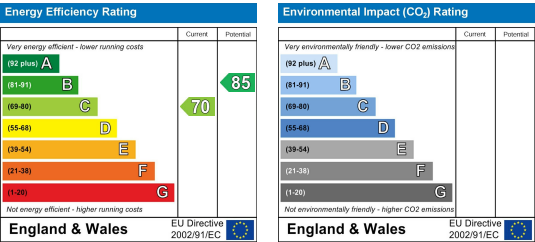
Floor Plan



Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Area Map



The Consumer Protection (Amendment) Regulations 2014 Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, referred to in these particulars were all in working order. however no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval. Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

